

IN RE:	PETITION FOR VARIANCE	*	BEFORE THE ZONING
	2120 Green Spring Drive		
	8th Election District	*	COMMISSIONER OF
	3rd Councilmanic District		
		*	BALTIMORE COUNTY
	Memtec America Corporation,	*	Case No.: 98-492-A
	Property Owner.		
		*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County as a Petition for Variance filed by Memtec America Corporation, the legal owner of the subject property located at 2120 Green Spring Drive in Baltimore County, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks a variance from Sections 255.2, 243.2, and 243.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet. This variance is requested to permit the Petitioner to construct an addition to the existing facilities at 2120 Green Spring Drive of a 2,400 square foot one-story machine room.

At the hearing before the Zoning Commissioner, Robert A. Hoffman, Esquire and Patricia A. Malone, Esquire appeared as the attorneys for the Petitioner. Also appearing on behalf of the Petitioner were Charles Hoffman and Robert Schmidt of Memtec America Corporation, and Ned Howe of KCW Consultants, Inc., the engineering firm that prepared the site plan for this project. No Protestants or other interested persons appeared at the hearing.

ORDER RECEIVED FOR FILING

Date

By

3/24/98
Ch. Hoffman

The testimony and evidence offered by the Petitioner revealed that the subject site consists of 6.4 acres, zoned ML-IM. The property is located on the west side of Green Spring Drive, north of Timonium Road. The property includes the existing manufacturing/office/warehouse facility located at 2120 Green Spring Drive and a newly constructed three-story office building located at 2118 Green Spring Drive. The property is bounded to the west by the Baltimore-Harrisburg Expressway (I-83), to the south by Ramp B for I-83, and to the east by Green Spring Drive. The Petitioner proposes to construct an addition to the manufacturing/office/warehouse facility of a 2,400 square foot one-story machine room along the rear of its property where it borders I-83. The existing site layout and proposed addition are more particularly shown on the site plan accepted as Petitioner's Exhibit 1.

Testimony indicated that Memtec, which manufactures filters and filtration systems, has been located at this site for approximately 26 years. Memtec's business has grown substantially over the years, and, in order to keep up with the demand for its products, Memtec needs to expand its operations, which plans include the proposed construction of a small machine room. This room will contain four compressors and an oven. The compressors generate a high-speed air flow, which is warmed by the oven. Equipment that manufactures Memtec's products then uses this hot air flow. In order for the equipment to run properly, the compressors and oven must be located in close proximity to the equipment.

As evident from a review of the site plan, this machine room cannot be placed in close proximity to the equipment without violating the setback distances required by the

ORDER RECORDED FOR FILING
DATE 2/24/98
BY [Signature]

Baltimore County Zoning Regulations. The property is severely constricted by the existence of the on/off ramp for the Baltimore-Harrisburg Expressway (I-83) along the south boundary of the property and of I-83 itself along its western boundary. Therefore, in order to utilize this site for the proposed construction, Memtec requires certain variances, as outlined earlier in this order.

According to Section 307.1 of the Baltimore County Zoning Regulations, a variance from setback requirements may be granted "where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship." The proper application of Section 307.1 requires a determination first that special circumstances exist with respect to the land or the structure that is the subject of the variance request and that, as a result of those special circumstances, the zoning restriction impacts more severely on this property owner. Cromwell v. Ward, 102 Md. App. 691, 721, 651 A.2d 424 (1995). If such special circumstances are found to exist, either with respect to the land or structures, then it must be determined whether those unique circumstances make it practically difficult for the owner to utilize the property for a permitted use without coming into conflict with the zoning regulations. Id.

I find from the testimony and evidence presented in this case that the property and structures that are the subject of the variance request are unique, unusual, and different so as to cause the relevant setback requirements to impact disproportionately upon the Petitioner and this property. Due to the unique requirements of the machinery and the

ORDER RECEIVED FOR FILING

Date

By

configuration of the site, which is dictated by the existence of the on-off ramp for I-83 to the south and I-83 to the west, the only place this machine room can be located is the proposed location. Based upon the evidence presented, I find that Memtec satisfied the "first step" of showing uniqueness.

Having satisfied the "first step," the Petitioner must proceed to the "second step" of this variance process, which is to demonstrate that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty for the Petitioner. In order to prove "practical difficulty," the following factors must be considered:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

McLean v. Soley, 270 Md. 208, 214-215 (1973).

I find that, based on the testimony and evidence provided at the hearing before me, the Petitioner has, in fact, proven the practical difficulty standards as set forth above and that the variances requested should be granted. Memtec has demonstrated that requiring it to comply with B.C.Z.R. Sections 255.2, 243.2, and 243.3 would be unnecessarily burdensome. Without the requested variances, Memtec would be unable to construct the proposed addition to expand its production facilities. Additionally, I find that the granting

ORDER RECEIVED FOR FILING

Date

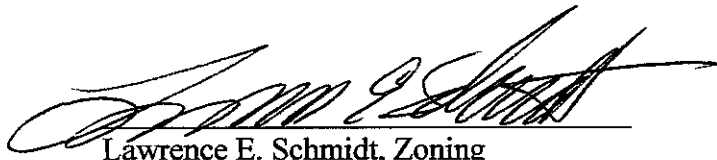
By

of these variances will do substantial justice to the Petitioner, the neighboring property owners, and others. The evidence confirms that there will be no adverse impact from the variances. I further find that the grant of these variances is consistent with the spirit of the ordinance and is accomplished without injury to the public health, safety, or general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1998, that the Petition for Variance, seeking relief from B.C.Z.R. Sections 255.2, 243.2, and 243.3 to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet, be and hereby is GRANTED, subject to the following restriction:

The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


Lawrence E. Schmidt, Zoning
Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2120 Green Spring Drive
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

From B.C.Z.R. Section 255.2, 243.2, 243.3 to permit 36.5' side yard setback in lieu of required 50' and 30.0' rear yard setback in lieu of required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Memtec America Corporation

(Type or Print Name)

Signature **Kevin O'Neill, Esq. (Att. for Memtec)**

(Type or Print Name)

Signature

9690 Deercro Road, Suite 700

Address

(410) 252-0800

Phone No.

Timonium

City

MD

State

21093

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

unavailable for Hearing the following dates

Next Two Months

ALL ☒

OTHER ☐

REVIEWED BY: [Signature]

DATE 6-30-98

492

KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

Re: MEMTEC AMERICA CORP
2120 Greenspring Dr.

Zoning Description

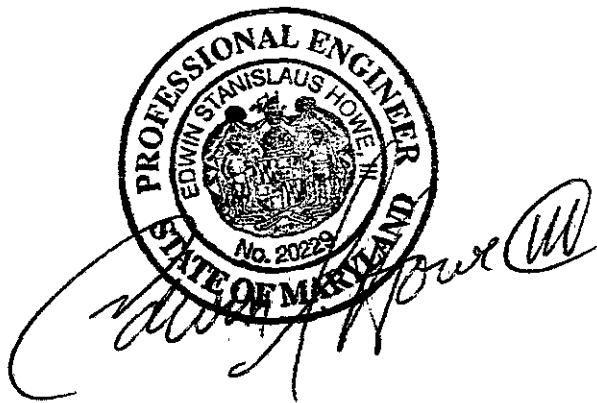
Beginning at the intersection formed by the westerly right-of-way of Greenspring Drive, sixty feet wide, with the fourth or South 89 degrees 54 minutes 42 seconds East 177.16 foot line described in a Deed dated May 26, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5893, folio 674, thence:

1. South 13 degrees 34 minutes 57 seconds East 69.31 feet, thence
2. Southwesterly by a curve to the right having a radius of 720.00 feet for a distance of 353.27 feet, the chord of which bears South 00 degrees 28 minutes 25 seconds West 349.74 feet, thence
3. South 14 degrees 31 minutes 47 seconds West 13.14 feet, thence
4. Southwesterly by a curve to the left having a radius of 780.00 feet for a distance of 48.26 feet, the chord of which bears South 12 degrees 45 minutes 26 seconds West 48.25 feet, thence
5. South 37 degrees 35 minutes 43 seconds West, 104.58 feet, thence
6. South 83 degrees 59 minutes 50 seconds West, 100.50 feet, thence
7. South 89 degrees 42 minutes 28 seconds West, 50.00 feet, thence
8. North 82 degrees 49 minutes 48 seconds West, 69.30 feet, thence
9. North 75 degrees 25 minutes 12 seconds West, 36.03 feet, thence
10. North 67 degrees 10 minutes 30 seconds West, 68.16 feet, thence
11. North 41 degrees 01 minutes 09 seconds West, 46.85 feet, thence
12. North 15 degrees 16 minutes 30 seconds West, 5.05 feet, thence
13. North 15 degrees 18 minutes 34 seconds West, 12.01 feet, thence
14. Northwesternly by a curve to the right having a radius of 295.00 feet for a distance of 92.96 feet, the chord of which bears North 21 degrees 47 minutes 07 seconds West 92.58 feet, thence

492

15. North 10 degrees 55 minutes 06 seconds West, 64.57 feet, thence
16. North 09 degrees 47 minutes 19 seconds West, 66.70 feet, thence
17. North 03 degrees 09 minutes 27 seconds West, 200.25 feet, thence
18. North 06 degrees 00 minutes 28 seconds West, 50.26 feet, thence
19. North 00 degrees 17 minutes 32 seconds West, 57.74 feet, thence
20. North 06 degrees 27 minutes 19 seconds East, 3.08 feet, thence
21. South 87 degrees 58 minutes 48 seconds East, 98.54 feet, thence
22. South 84 degrees 51 minutes 53 seconds East, 217.68 feet, thence
23. South 80 degrees 47 minutes 27 seconds East, 177.16 feet

To the place of beginning. Containing 6.424 acres of land more or less per boundary survey dated May 30, 1990 entitled "BOUNDARY SURVEY, FILTERITE CORPORATION PLANT #2" prepared by Malcolm E. Hudkins.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item 492
No. 053721

DATE 6-30-98 ACCOUNT R-001-60150

AMOUNT \$ 250.00

RECEIVED FROM: Venables Baetjer & Howard, LLP.

FOR: Commercial Vending Billing Fee
2120 GreenSpring DR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS RETURN TIME
6/30/1998 6/30/1998 11:30:51
RE: 0552 CASHIER JRIC JPR DECKER
F MISCELLANEOUS CASH RECEIPT
RECEIPT # 053721
CS NO. 053721

250.00 CHARGE TO
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-492-A

Petitioner/Developer: MEMTEC, ETAL
ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 8/24/98
RESCHEDULED @ 1:00 PM
RM 407

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

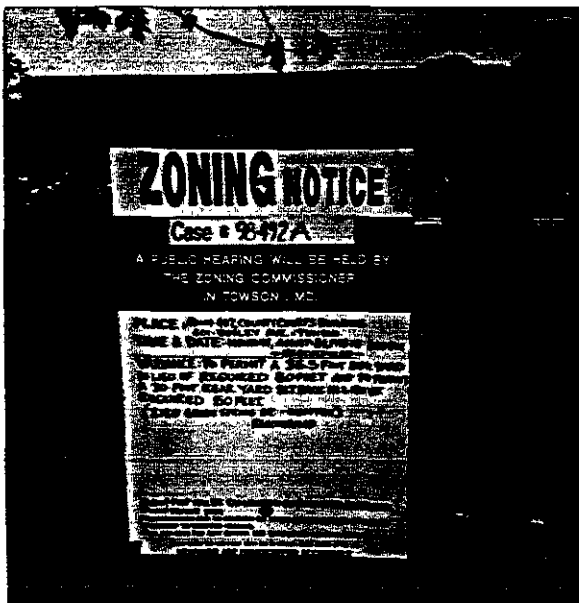
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

Post-it® Fax Note	7671	Date	# of pages
To	ROB HOFFMAN	From	P.M.O'KEEFE
Co./Dept.	V.B.H.	Co.	
Phone #		Phone #	905-8571
Fax #	821-0147	Fax #	

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2120 GREENSPRING DR

The sign(s) were posted on 8/4/98 - RESCHEDULE
(Month, Day, Year)



Sincerely, Patrick M. O'Keefe 8/7/98

Patrick M. O'Keefe 8/7/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

98-492-A
2120 GREENSPRING
MEMTEC 8/24/98-17

CERTIFICATE OF POSTING

Post-it® Fax Note	7671	Date	# of pages 2
To	R. HOFFMAN	From	O'KEEFE
Co/Dept	V.B.H	Co	
Phone #		Phone #	666-5366
Fax #	821-0147	Fax #	

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2120 GREENSPRING DR.

The sign(s) were posted on

7/25/98

(Month, Day, Year)

Sincerely,

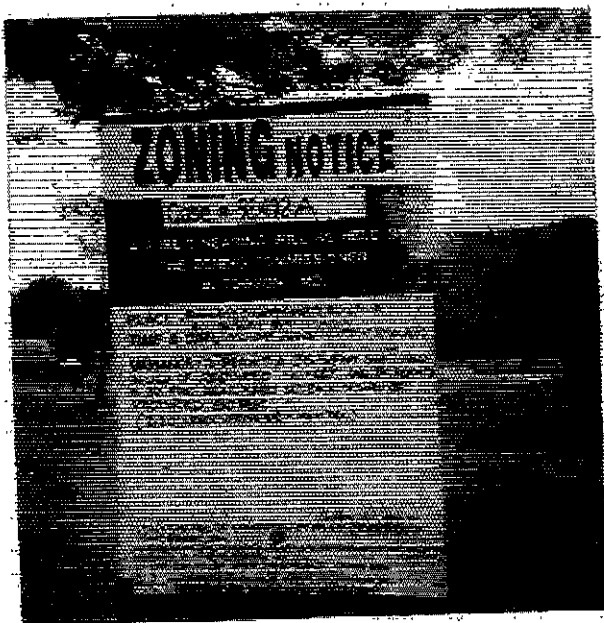
Patrick M. O'Keefe 8/2/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



98-492-A
2120 GREENSPRING DR.
- MEMTEC -
7/25/98 H. 8/10/98

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-492-A
2120 Green Spring Drive
NWC Greenspring Drive and
Ramp B, Beltway 695, 700' N
of Timonium Road
8th Election District
3rd Councilmanic District
Legal Owner(s):

Mentec America Corporation
Variance: to permit a 36.5
foot side yard setback in lieu of
required 50 feet and to permit
a 30 foot rear yard setback in
lieu of required 50 feet.

Hearing: Monday, August
10, 1998 at 9:00 a.m., in
Room 407, County Courts
Bldg., 461 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

7/481 July 23 C245754

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/23/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 7/23/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 17, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-492-A
2120 Green Spring Drive
NWC Greenspring Drive and Ramp B, Beltway 695, 700' N of Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owner: Memtec America Corporation

Variance to permit a 36.5 foot side yard setback in lieu of required 50 feet and to permit a 30 foot rear yard setback in lieu of required 50 feet.

HEARING: Monday, August 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature, the letters "RJL" are written in a smaller, simpler font.

Arnold Jablon
Director

c: Kevin O'Neill, Esquire

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 26, 1998**

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
July 23, 1998 - Jeffersonian

Please forward billing to:
Barbara Ormord or Ron Citro
210 Allegheny Avenue
Towson, MD 21204

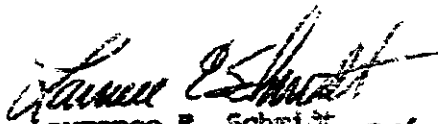
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HEARING: Monday, August 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt R4E

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 492
Memtec America R.M.C.
Petitioner: US FILTER Corporation

Location: 2120 Green Spring Drive, Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod or Ron Citro

ADDRESS: 210 Allegheny Ave.

Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-492-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

A Variance
REQUEST: *To allow a sideyard setback of 36.5' & a rear*
yard setback of 30 ft. in lieu of the minimum
required 50 ft. each.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 5, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 492
Case No.: 98-492-A
Location: 2120 Green Spring
Drive

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 30, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 23, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: 492 and 008

Zoning Agenda:

Gentlemen:

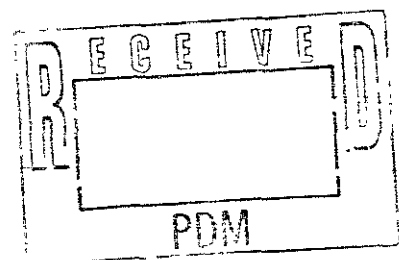
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley. *RBS/11/92*
Permits and Development Review
DEPRM

DATE: *7/22/92*

SUBJECT: Zoning Advisory Committee
Meeting Date: *July 13, 92*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

492
001
2
3
4
5
6
7
8

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: July 16, 1998

FROM: *Rwb* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for July 20, 1998
 Item Nos. 492, 001, 002, 003, 004,
 005, 006, 007, 008, 009, and 010

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

fig
8/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 10, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 492, 2, 3, 4, 9, and 10

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-14-96
Item No. 432 JJS

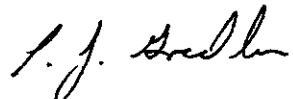
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
2120 Greenspring Drive, NWC Greenspring Drive
and Ramp B Beltway 695, 700' N of Timonium Road,
8th Election District, 3rd Councilmanic

Legal Owners: Memtec America Corp.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-492-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Ho fman

Patricia A. Malone

Chad H. J.

Robert J. H. H.

Ned Howe

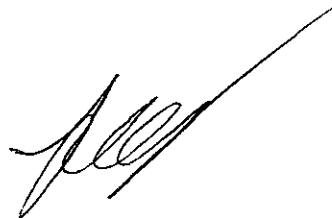
210 Alfreya Ave 21204
" " "
2033 Dreaming Dr 20210
2033 Greenspring Dr Timonium
3104 Timonium Lane 21244

To: File

From: Lawrence E. Schmidt

Re: Case No. 98-492-A

This case was called for hearing on August 10, 1998. Attorney Rob Hoffman appeared on behalf of the Petitioner. There were no Protestants or interested persons present. Although there was a certificate of posting in the file, Rob indicated that he could not be sure that the sign had remained up the entire time. Apparently, this is a construction site and the sign could have been knocked down or removed. It was agreed that the site would be reposted for a hearing on August 24, 1998. However, testimony was taken from the Petitioner on August 10. If no one appears on August 24, it will not be necessary to bring in the Petitioner's witnesses in and retry the case.

A handwritten signature in cursive script, likely belonging to Lawrence E. Schmidt, is written in the lower right portion of the document.

2/24/98

1:00 p.m.

Room 407

Continue case

sign posted
re posted on 2/7/98

Memtec - subsidiary
of American Filter
entry, plant building
see site plan

proposed addition -

4 compressors & over
to be added

location of equipment lives
the

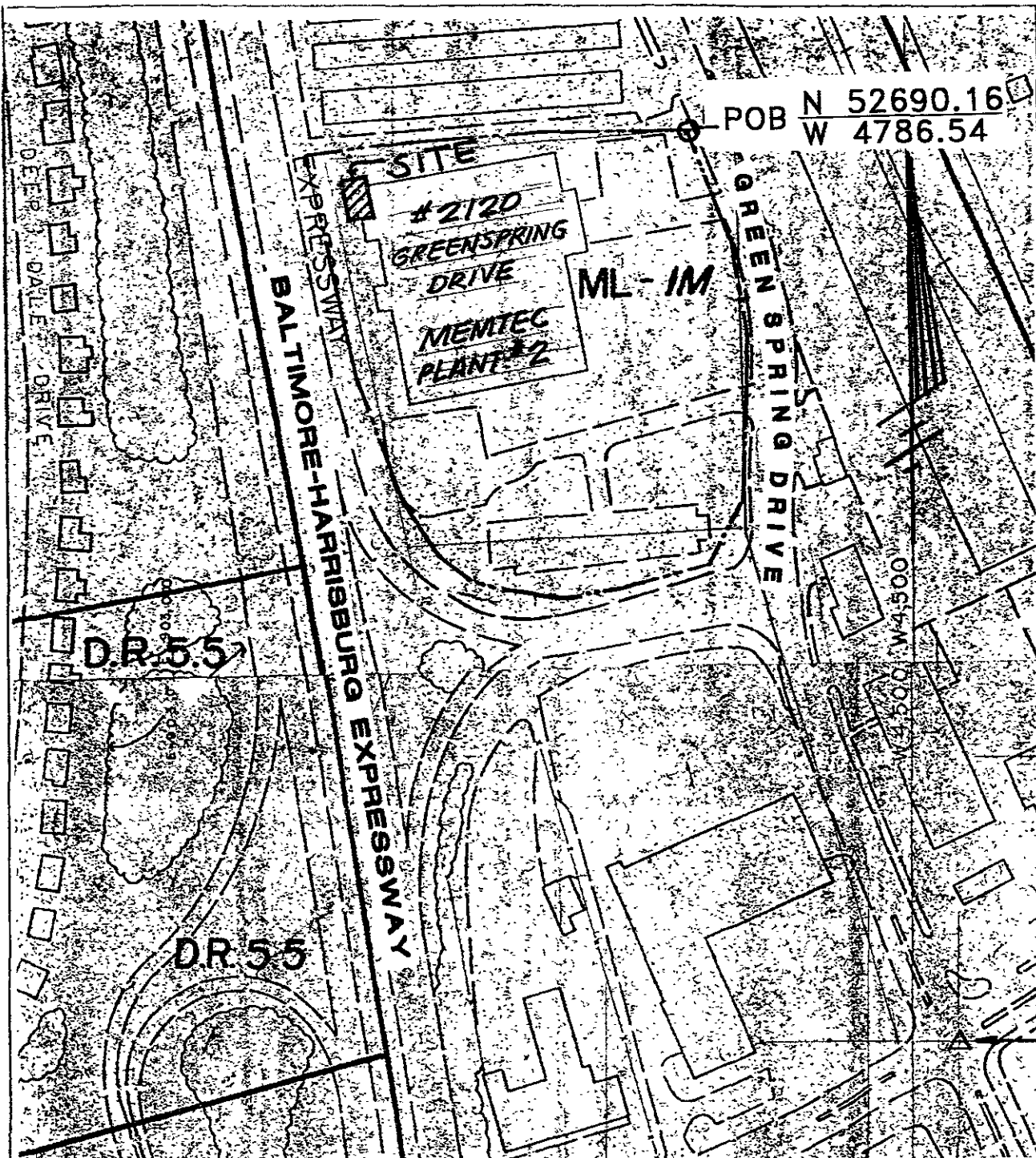
adjacent to I-83

compressor room & furnace
has to be on this side of
building

driveway to access addition
shown on plan

no visibility problem

Howe - engineer from KCW
Schmitt - engineering manager w/
Memtec



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP N.W. 14A,13A (COPY)

KCW Consultants, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3104 TIMANUS LANE, SUITE 101

BALTIMORE, MARYLAND 21244

TELE:(410) 281-0033

FAX:(410) 298-0604

FLAT TO ACCOMPANY SPECIAL HEARING AND VARIANCE
MENTEC AMERICA CORPORATION

~~US FILTER, INC~~

PROPOSED MACHINE ROOM

2120 GREEN SPRING DRIVE

8th Election District

Councilmatic District 6

Baltimore County, MD

SCALE: 1"= 200'

DATE: MAY 25, 1998

SCALE: 1"= 200'

492

